

MEMORANDUM

DATE: March 3, 2004

TO: Planning and Zoning Board

FROM: Bruce D. Chatterton, AICP, Planning and Zoning Services Manager
Chris Barton, AICP, RLA, Principal Planner

BY: ULDR Amendment Team
Project Planner: Elizabeth V. Holt, AICP, Planner III

SUBJECT: PZ Case No. 6-T-04 ULDR Amendment, as described below

Applicant: City of Fort Lauderdale Construction Services/Planning and Zoning Division

Request: Amend ULDR Sections 47-5.38, Table of Dimensional Requirements for the RMH-60 zoning district; 47-6.20 Table of Dimensional Requirements (Business Districts: CB, B-1, B-2 & B-3); Central Beach Districts, Height and Density provisions of 47-12.5.A.2(c), 47-12.5.B.2(a)(ii) & 47-12.5.B.2(c); 47-12.5.C.2 and 47-12.5.C.3; 47-12.5.D.2 and 47-12.5.D.3; 47-12.5.E.2 and 47-12.5.E.3; 47-12.5.F.2 and add new subparagraphs to 47-12.5 addressing density, to codify the Zoning in Progress (ZIP) regulations with respect to Height and Density reductions on the Barrier Island

Introduction:

The above-referenced ULDR amendments were presented to the City Commission at their March 2, 2004 meeting (minutes are not available at this time, but there was no discussion or public discussion of this item at the meeting). The Commission introduced, and approved, the ordinance on first reading by a vote of 5-0. Second reading of the ordinance will be scheduled for one of the April regular City Commission meetings, after the Board, acting as the Local Planning Agency (LPA) makes its finding of consistency with the Goals and Objectives of the Comprehensive Plan. If the Board recommends any changes to the proposed ordinance beyond what the Commission approved, they will have to be re-advertised, unless the change is more restrictive.

Background:

City Commission Memo 04-302, along with its exhibits (**Attachment 1**), provides detailed background and the basis for the proposed amendments, as well as the draft ordinance. In summary, the proposed ordinance will:

Adopt in ordinance form the 'zoning in progress' regulations that have been in effect since June and July of 2002. These regulations have (1) reduced by 20% the maximum permitted height of all buildings in those Barrier Island zoning districts that permit height of 150-ft. or more (except in the CB zoned area north of Oakland Park),

(2) reduced the maximum residential density by 20% in those same zoning districts (except the density of mixed use projects that are subject to the flexibility rules, which are already limited to 25 du/A), and (3) established a maximum residential density in those zoning districts where previously no maximum density regulations existed. The chart in Exhibit 2, Attachment 1, summarizes the existing regulations and shows the resulting height and density in each zoning district.

Staff

Recommendation: Recommend the proposed amendments to the City Commission, prior to the adoption of the ordinance on second reading.

Planning and Zoning Board

Acting as the Local Planning Agency:

The Board shall consider a motion finding that the proposed amendment is consistent with the Goals and Objectives of the City of Fort Lauderdale Comprehensive Plan, as outlined in **Exhibit 3** of Attachment 1.

Planning and Zoning

Board Review Options:

1. Recommend the proposed amendment to the City Commission, as proposed,
2. Recommend the proposed amendment to the City Commission with revisions,
3. Recommend denial of the amendment to the City Commission.

PZ 6-T-04/EVH/03-19-04

Attachments